Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

96-80 - EXCLUDED AREAS

File generated by https://zr.planning.nyc.gov on 11/22/2026

96-80 - EXCLUDED AREAS

LAST AMENDED
6/6/2024

Except as provided in this Section, the regulations set forth in this Chapter shall not apply to the following areas:

(a) parcels within the blocks bounded by West 50th Street, Tenth Avenue, West 56th Street and Eleventh Avenue, provided that in this area the provisions of Sections 96-40 (MODIFICATION OF GENERAL LARGE-SCALE DEVELOPMENT PROVISIONS), 96-51 (Mandatory Tree Planting Provisions) and 96-81 (C6-3X Districts) shall apply.

In addition, for parcels in C6-3X Districts, bounded by West 53rd Street, Tenth Avenue, West 54th Street and Eleventh Avenue, the following shall be permitted #uses# below the level of any floor occupied by #dwelling units#:

(1) automobile dealers listed under Use Group VI with preparation of automobiles for delivery;

(2) automotive repair and maintenance listed under Use Group VI; and

(3) riding academies or stables listed under Use Group VIII.

For a #building# that, at the time of approval by the Department of Buildings, included space designed for stable use for riding academies or stables with a ceiling height in excess of 23 feet,

as measured from the #base plane#, then any floor space occupied by #accessory# parking located on the floor immediately above shall be exempted from the definition of #floor area#.

(b) the block bounded by West 49th Street, Eighth Avenue, West 50th Street and Ninth Avenue which was the site of the former Madison Square Garden;

(c) property bounded by West 45th Street, the easterly right-of-way of the Amtrak Empire Line, West 44th Street and Eleventh Avenue;

(d) the block bounded by West 42nd Street, Ninth Avenue, West 43rd Street and Tenth Avenue; or

(e) property bounded by West 56th Street, Ninth Avenue, West 57th Street and a line 200 feet west of Eighth Avenue.

96-81 - C6-3X Districts

LAST AMENDED
12/5/2024

In C6-3X Districts in Excluded Areas, the underlying regulations shall apply except that the maximum #residential# #floor area ratio# shall be 7.5 for #zoning lots# containing standard #residences#, or 9.0 for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#.